



# Report of Technical Review Committee

Docket #: PC 2006-024 Project Type: Site Development Plan TRC Meeting: 4/26/2006  
Project: Charter Crossing, commercial outlet at mall  
Location: north side of Fry Road, west of Madison Avenue, next door to the movie theater  
Waivers: PC:  
BPWS:  
Engineer: Crossroad Engineers Representative(s): Willie Hall and Brock Beck

## TRC Members Present

|   |  |   |  |
|---|--|---|--|
| <u>Planning:</u><br>Ed Ferguson<br>Deborah Luzier<br>Lowell Weber | <u>Engineering &amp; Sanitation:</u><br>Paul Peoni - Engineering<br>Kevin Riddle - Engineering<br>Keith Meier - Sanitation | <u>Fire Department:</u><br>Rodney Johnson | <u>Other:</u><br>Thane Morgan – Trails Advisory Board<br>Diana Mercer – Indiana American Water |
|---|--|---|--|

## Minutes:

Hall introduced project. Existing access will be utilized.

Ferguson asked if elevations for the back of the building were available. Hall said they were not yet. Ferguson suggested that the elevations be brought to the Plan Commission meeting.

Ferguson asked if parking easements and access easements were needed. Hall said that he did not know. Ferguson said that this needs to be clarified. Hall said that both restaurant and retail business are expected, so parking calculations allowed for both.

Morgan inquired about trails along Fry Road. Ferguson said that they would be included as part of the City's street project.

Riddle said that the swale along Fry Road needs attention. Environmental casting stamp is required. Add note about pre-construction meeting before starting work. Peoni added that the responsibility note needs to be added.

Ferguson said that if the access drive is to be right-in only, it will need signage.

Peoni asked if the drainage goes to the creek and if it's part of the overall drainage plan for the mall. Hall said that more info on that is available in the drainage report. Peoni said that a note to this effect needs to be added to the plans.

Ferguson said that a restrictive donation in lieu of sidewalks would be subject to BPWS review.

Peoni asked that a plan profile be included for the storm sewers.

Johnson distributed his written report and noted that changes addressed in the Project Routing Sheet were not included.

Meier said that the ditch along Fry Road has both a force main and a gravity line.

Motion to approve comments by Weber, second by Johnson. Motion passes unanimously.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Sanitary sewer plans shall be subject to review and approval by outside city consultant.

- 4) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 5) Landscape plans shall be subject to revision as per written staff report.
- 6) All written comments listed in Senior Planner's report shall be met. (attached)
- 7) All written comments listed in Fire Department's report shall be met. (attached)
- 8) right-of-way will be required along Fry Road – both temporary and permanent based upon the City's Fry Road improvement plans
- 9) Plans shall note that stormwater facilities shall be privately owned and maintained.
- 10) Plans shall not that re-grading, clean-up, erosion control, etc for the swale along the north side of Fry Road
- 11) Storm castings shall have "enviro-friendly" stamp
- 12) Plan shall note that a pre-construction meeting is required prior to commencing work.
- 13) Erosion control notes on Sheet 601 shall be revised to reference the City Engineer instead of the County and State.
- 14) "One Way – Do Not Enter" signs shall be on both sides of the entrance drive at the northwest corner of this lot. Ingress/egress for the site should be subject to further review by the Fire Department and Planning Director. Easements shall be provided for shared driveway and parking (if applicable).
- 15) Drainage plans and calcs subject to further review and approval.
- 16) Plans shall note that this lot was included in the drainage plans with the cinema.
- 17) Sidewalks or restrictive donation are required, subject to BPWS approval
- 18) Add plan profile sheet for stormwater pipes
- 19) Existing sanitary sewer lines, force and gravity, shall be shown on the plans.